Development Summary

ARYANAN DEVELOPERS LLC Owner:

Address: 1036 SEMINOLE DR Tax Parcel ID#: 053-142-21, 053-142-02

Total Site Acreage: 3.08 Acres **Existing Zoning:** R-17MF **Proposed Zoning:** B-2 (CD)

Approx. 134,165 SF Area: Parking: Per Zoning

Max. FAR: 1.0 65' Max. Building Height:

03 SITE DATA

scale: NTS





04 VICINITY MAP

Scale: NTS

DEVELOPMENT STANDARDS

General Standards

- A. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Zoning Ordinance as provided by Section 6.207 of the Zoning Ordinance.
- B. The Petitioner acknowledges that other standard development requirements imposed by other Charlotte ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development may apply to the development of the site. These are not zoning regulations, are not administered by the Zoning Administrator and are not separate zoning conditions imposed by the site plan. Unless specifically noted in the conditions for the site plan, these other standard development requirements will be applied to the development of the site as defined by those other Charlotte
- C. Throughout this site plan, the terms "Owner" or "Petitioner" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the Owner of the site who may be involved in its development from time-to-time.
- D. Alterations to the Conditional Zoning Plan are subject to Section 6.207 of the Zoning Ordinance.

Permitted Uses

A. The petitioner request to be allowed all uses that are permitted within B-2 with the exception of Residential uses.

Transportation

A. Vehicular access to this site shall be limited to one driveway as depicted on the site plan.

Architectural Standards

A. Reserved

Parking

A. Parking areas are generally depicted on this site plan.

Environmental Standards

- A. All requirements of the City of Charlotte Tree Ordinance shall be met with this development.
- B. All requirements of the City of Charlotte Post Construction Stormwater Ordinance (PSCO) shall be met with this development.

Streetscape/Landscaping

- A. All buffers shall meet minimum requirements.
- B. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the site, the Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on this site plan accordingly.

Parks, Greenways, and Open Space Reserved

Fire Protection

Reserved

A. Freestanding light will be fully shielded and downwardly directed. All new, detached lighting installed on the site will be limited to 21' in height.

SITE PLAN

FOR REZONING

2528 SAM WILSON RD

CHARLOTTE, NORTH CAROLINA

ODA Project No. 203486

PETITION NO. 2019-037

06.15.2020

REVISIONS

Description

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02 DEVELOPMENT STANDARDS

		PARCEL ID 053-142-13	
83'-4"TREE SAVE		1.26 ACRES R-17MF	
		1X-17 IVII	
PARC	CEL ID 053-142-15		
	1.591 ACRES		
	R-17MF		
PARCEL ID 053-142-25 2.18 ACRES			PARCEL ID 053-142-04
B-D /			1.208 ACRES R-17MF
			17-17 1711
		PARCEL ID 053-142-03 1.208 ACRES	
		R-17MF	
58'-7"			
		-38' BUFFER REDUCED TO 28'-6"	
		WITH 6' HIGH SOLID FENCE	
		28'-6" 6' HIGH SOLID FENCE O	oN /
		PROPERTY LINE TO	
		MAINTAIN BUFFER	
BUILDING AND PARKING			
ENVELOPE			
		ACCESS /	
		70%	PARCEL ID 055-211-31 26.131 ACRES 1-1(CD)
<u>PARCEL ID 053-142-01</u> 2.0 ACRES			26.131 ACRES I-1(CD)
B-2			// (32)
		_20'	
PERFORMANCE RD			
UNCRMANO	10' SCREE	NING / //	PARCEL ID 055-211-38 2.98 ACRES
PARCEL ID 053-141-02			R-17MF
5.477 ACRES			
B-2			

01 SITE PLAN

scale: 1"=40'